



CITY OF COLUMBIA, MISSOURI

OFFICE OF CITY MANAGER

January 6, 2015

Board of Directors
Special Olympics Missouri
1001 Diamond Ridge, Ste 800
Jefferson City, MO 65109

Dear SOMO Board of Directors,

Columbia is excited at the possibility of being the host city for the SOMO Training for Life Campus. Enclosed are the City of Columbia's responses to the SOMO Board of Directors' questions regarding our city's proposal for the campus.

We are pleased to have our Director of Parks and Recreation, Mike Griggs, represent our city in presenting Columbia's proposal. Since the proposed site is in one of our high profile parks with the potential to share park facilities, he is best qualified to present our proposal and answer your questions. However, rest assured that our city's support goes well beyond our Parks and Recreation Department. I regret that we were unable to send more community representatives to the November presentation to show our support for this project. The changing of the presentation date from Tuesday to a City Council Meeting Monday prohibited the mayor, me, and others from being there in person. Hopefully, our letters of support conveyed that message.

Hailed as the "Best Performing Small City" in 2013 by Milken Institute, Columbia has much to offer an agency like Special Olympics Missouri. It's hard to imagine any other community being able to match the overall benefits associated with Columbia - its central location; quality medical facilities; variety of hotels, restaurants, colleges and universities; volunteer resources; and engaged citizens. This dynamic community is what will be needed to sustain your agency goals long past the construction of the campus.

It is our hope that SOMO follows through with its original declaration that the new Training for Life Campus will be located in Columbia, Missouri.

Sincerely,

Mike Matthes
City Manager

Enclosure

**SOMO Board Questions regarding Training for Life Campus
Columbia Response**

Columbia only questions

1. Define how many years the lease will be for land? Costs for the lease now and what our options might be or costs are at time of renewal, especially if it is a short term lease.
 - a. The City of Columbia is willing to enter into a long term lease of at least 40-50 years based on the expected building life. The City has several current leases between government, non-profits and for-profit agencies with similar lengths.
 - b. Renewals of long term leases usually begin about 3-5 years before the actual lease expires. Most leases will have a renewal clause built into the lease to insure a smooth renewal.
 - c. Ultimately, all stipulations including the annual cost of the lease will be a City Council decision, but the more the public gets to use the SOMO gym and fields, the lower the cost of the lease. For example, if the public only gets to use the SOMO gym for one day per year, then it would be very difficult for the City to offer a \$10/year lease. That's something that neither the Council nor the public would approve. Staff feels confident that negotiations between SOMO and the City for a long term lease with shared use of facilities will result in a lease that is acceptable and beneficial to both parties.
2. Define which facilities and venues would participate in a shared use agreement and the parameters of the shared use.

The Columbia Parks & Recreation Department (CPRD) is proposing to build high quality, premier sports fields and facilities. These facilities will provide all athletes with a unique experience usually only found by those that play on college or professional level facilities.

If SOMO selects Columbia and Philips Park as the home for the Training for Life Campus, staff is proposing an official partnership between the Columbia Parks & Recreation Department (CPRD) and SOMO. This partnership recognizes SOMO as an official co-sponsored agency and as such, all of our sports fields will be available to SOMO at no or low cost. Recognizing that SOMO is specifically interested in sports facilities at Philips and Gans Creek Recreation Area and to define this proposal for comparative purposes, staff is proposing the following:

- a. **Facilities owned, constructed and maintained by the City of Columbia:** SOMO and CPRD staff will establish appropriate dates on an annual basis where the two agencies meet to discuss priority scheduling. SOMO will have priority scheduling during non-peak times of the appropriate season and will be able to use the facilities at no cost. Non-peak times include all Mon-Friday day time use.

Use of the facilities during peak times (evenings and weekends) will be scheduled on an annual basis or on a pre-determined date prior to each season. For example, if SOMO needs to use a softball field on five consecutive Mondays/Tuesdays starting April 1, CPRD staff will reserve the fields for SOMO at the co-sponsored agency rate, or hourly rate whichever is cheaper. This will be the same rate that our existing co-sponsored youth sports agencies pay to use the facilities (\$2.15/participant/game). If games are not played, then an appropriate time frame will be used to calculate the fee (i.e., one game equals 1.5 hour of use).

Note: Revenue from these fees is used to offset the maintenance cost of the fields and facilities. SOMO will not have to maintain any of the athletic fields proposed in this section.

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The facilities that fall under this category include the following at Philips and Gans Creek Recreation Area:

- i. Four Tennis Courts, Lighted \$350,000 (Gans Creek)
Note: There is currently active fundraising to enclose these courts with a building making them available for year round use.
- ii. Three Softball fields, Lighted \$550,000 (Gans Creek)
- iii. Seven Multi-purpose fields, soccer, flag football, tackle football, lacrosse, rugby, etc. (Gans Creek) Funded and under construction. This also includes use of the adjacent large shelter \$450,000. The shelter will be an excellent tournament headquarters or meeting area for games or practices played at this area.
- iv. Four Bocce Ball Courts \$10,000 (Philips)

- b. Facilities owned and constructed by SOMO:** As noted herein, even though the City of Columbia will provide assistance for the construction of the SOMO Training for Life Campus and the building, staff recognizes that the building itself works best if it is controlled by SOMO. As a partner, CPRD programs would be able to use the gym space and support facilities, such as restrooms, only when the facility is not being used by SOMO. CPRD is willing to pay their fair share for use of the building and prefers that a partner rate be established as part of the co-sponsored agreement. This is similar to the arrangement that allows CPRD youth partner organizations to use the gyms owned by the Columbia Public School District. In this scenario, CPRD submits a request in August for use in Jan-March and pays an hourly fee for a school attendant to open and monitor the gym. CPRD recommends that the agreement with SOMO include the following building and offices:

- i. SOMO building amenities relating to the construction of the Multi-Sport Arena, Sports Leadership Training Center, SOMO Headquarters and Inventory Depot, Health and Fitness Center and Healthy Athlete and Young Athlete Program space.

- c. Facilities jointly owned and constructed by the City of Columbia and SOMO:** Staff is proposing to partner with SOMO on the construction of a Track & Field Event Facility which includes a four lane, 400 meter track, long jump, standing long jump and shot put area. City of Columbia is proposing to contribute \$675,000 for this facility. As joint owners, the two agencies will meet on an annual basis to schedule the facility for their respective programs. Since CPRD track programs are scheduled during the evenings and weekends, staff would like to use it during those times. However, if SOMO needs to use it during those times, then CPRD is willing to work out a schedule that fits for both agencies. A typical CPRD track program schedule is shown below:

- i. Track Season
 - 1. Starts first week of April
 - 2. Concludes by mid-end July
- ii. Track Practices
 - 1. Mondays, Tuesdays and Thursdays, 6:00-8:00 pm
 - 2. Saturday mornings, 9:00-11:00 am
- iii. Track and Field Meets
 - 1. Saturdays and/or Sundays, all day, three to five times per year

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3. If we want to add or change something to the property or make improvements to an existing structure, whether it be a building addition or an addition to a sports area already in use what would be process be and would there be restrictions or would need “other” approval before we could move forward. (non-zoning code issues)
 - a. CPRD is proposing that a clause be included in the initial agreement that specifically allows SOMO to expand their building as the need arises. The Philips Park site is already planned for future expansion of the building so this should not be an issue. A simple letter to the CPRD Director giving notice of the dates and scope of expansion is all that would be required. If the expansion were to go off of the designated area, required City funding or other formal assistance, from City staff, a formal report to the City Council seeking approval would be required.
 - b. In this proposal, CPRD will be building and providing the sports fields and if SOMO wishes to make major capital improvements such as increasing the number of fields, consultation with CPRD planners and ultimately City Council approval would be required. However, with improvements that may be more maintenance related, such as replacing a fence fabric, no official approval is required. As partners, we anticipate a very open and communicative relationship and believe that anything desired in this section can be addressed as the two agencies develop a partnership agreement.

Jefferson City and Columbia specific questions

1. What level of support will your healthcare providers commit to our Healthy Athletes screening in the seven disciplines? Anticipate having 30 athlete sport camps in year one that each of the health disciplines will be a part of camp.
 - a. The Columbia/Boone County Department of Public Health and Human Services will serve as a liaison to SOMO to assist in identifying and recruiting providers for health screenings. As additional needs arise, the City of Columbia will help put SOMO in contact with community healthcare providers who could staff the Healthy Athletes screening in the seven defined disciplines.
 - b. Columbia healthcare providers have demonstrated their willingness to do so by providing services in past SOMO activities located in Columbia. Columbia is home to multiple physicians, multiple health care clinics, and has a high number of licensed health care providers, leading to a greater concentration of healthcare providers than in other areas of the state. Statistically, for every 949 Boone County residents, there is one primary care physician, which is well above the Missouri ratio of one primary care provider for every 1,495 Missouri residents, and above the national benchmark of 1,067:1.
 - c. Through the University of Missouri, there should be several opportunities through internships and other education-related groups, including the Medical School, Nursing School, and School of Public Health. Staff believes that by the time the Training for Life Campus is completed, an internship program can be established.
 - d. Staff has also secured a verbal commitment from Deidre Schweis to continue providing physicals for SOMO as she currently does through the Goldfarb School of Nursing at Barnes-Jewish College. Ms. Schweis has also agreed to assist SOMO in finding providers when she is unable to perform the physicals herself.

Note: It is difficult to obtain confirmations for specific healthcare services over the time frame given, due to the holidays and absent key contact personnel at the respective educational institutions. Based on preliminary conversations, staff feels confident that

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detailed negotiations for health care providers including the development of internship programs for SOMO will successfully move forward and be in place when the campus opens.

2. Define how your community is willing to assist in helping us raise funds for our campus (quantify amount and/or effort)
 - a. Since the Training for Life Campus was originally scheduled to be in Columbia, numerous Columbia residents, businesses, and organizations have already been committed to raising funds for SOMO. A confirmation that SOMO will remain in Columbia will result in a rejuvenated effort to solicit more funds and donations of materials and/or services.
 - b. In the meantime, City staff is proposing that further assistance in terms of donations of in-kind services, provision of some materials and labor demonstrates our strong desire to host SOMO in Columbia. These items are identified in our answers to the remaining questions.
3. Confirm each utility access (water, sewer, gas, electricity, phone and internet) and the proximity to the property. If not to property what costs will be associated to get utilities to property.
 - a. All utilities are present on the commercial property adjacent to Philips Park.
 - b. CPRD staff will be extending sewer, water and electric through the park and when doing so, will be able to run these utilities near the SOMO building. SOMO will then have to only provide the means to connect to these utilities.
 - i. Water and sewer lines. Staff will be trenching and installing main sewer and water lines through the park. The cost for SOMO to connect to these lines, including the setting of a water meter, will be minimal.
 - ii. Electricity. Staff will be trenching or pulling conduit and wires for electrical service to the park. Staff anticipates setting a transformer for service and if that transformer can also provide enough power for the SOMO building, then the SOMO costs includes a meter and materials and labor to make the connection. If a dedicated transformer for the SOMO building is required, then the actual cost of the transformer is required.
 - iii. Private utilities such as phone and internet are usually connected at the provider's cost. These are readily available adjacent to the park.
 - iv. CPRD staff is very involved in the building and construction trades and will be able to recommend and solicit volunteer trade labor for many of these items.
4. Define possible in-kind/contributed services that could lessen the building costs of the Training for Life Campus.
 - a. Selling of Tax Credits. Attached is a letter of support from Dave Griggs of Flooring America regarding his offer for assistance in utilizing tax credits for the construction of the Training for Life Campus. Dave has successfully used tax credits for major building projects including the Arrow Rock Lyceum Theatre. Based on Dave's relationships with building contractors, we believe that we can save anywhere between 25%-35% of the construction costs.

Note: Dave Griggs and Mike Griggs are not related to each other. Dave is a strong supporter of Special Olympics and will make a great partner.
 - b. SOMO building landscaping. One option that SOMO may wish to consider is to restrict the lease of the land only to the footprint of the building.
 - i. Since all remaining land around the building is part of the park, CPRD is proposing to work with SOMO on planning, designing, and installing the

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- landscape beds and turf areas. This provides a consistent look and feel of the park.
- ii. In addition to providing landscape and turf installation, staff is proposing that CPRD staff perform all landscape maintenance. This results in significant savings of annual maintenance costs for SOMO, as there would not be any costs for mowing or landscaping services or equipment.
 - iii. The exact details of this arrangement will be determined and identified in the partnership agreement.
- c. Road and parking lot clarification. In the City's original proposal, a follow-up question was asked about the roads and parking lots leading into the park and to the SOMO building. CPRD staff will construct the road into the park and to the lots between the SOMO building and the lake. Since staff is also planning on constructing a perimeter walking trail and shelters in this area, staff will construct two of the proposed 50 vehicle parking lots. This will create a parking lot of 100 cars that can be shared between SOMO and shelter users.
- i. Maintenance of all park roads and parking lots will be the City's responsibility including future overlays and eventual replacements.
 - ii. Winter snow removal of entry roads and required parking lots will be done by CPRD staff.
 - iii. If SOMO will have large events at the park, staff will block off shelters to prevent parking conflicts. As funding allows, the completion of the remaining parking cells will provide ample parking for both SOMO and park users.
- d. Construction of practice softball field/infield near SOMO building. CPRD staff will construct a practice softball field at Philips Park for use by SOMO athletes when the three softball fields at Gans Creek are being used. Other amenities such as a batting cage may be installed as well. SOMO may prefer to use this field as needed instead of the Gans Creek fields. If desired by SOMO, CPRD planners will solicit grants and/or donations toward improving the field by converting it to a game field complete with covered dugouts, full perimeter fencing, and possibly synthetic turf. This field will be scheduled and used by SOMO, and CPRD staff will work with SOMO to find volunteers to maintain the field.
- e. Construction of practice golf and shot put area. It is unknown what the scope and scale of these areas actually represent but park staff is willing to work with SOMO on constructing these amenities. Staff estimates that the shot put area will be closer to the Track & Field area and depending on the size of the golf practice area, staff will locate it in an area that provides an ideal practice site away from the rest of the park and SOMO users.
- f. Construction of open space practice areas for soccer, flag football and similar sports. As CPRD funding becomes available, staff will construct a practice soccer, flag football, rugby or lacrosse area on grounds located near the Training for Life Campus building. This will allow SOMO the option of using either CPRD's game fields or use these practice fields in the evenings at no charge.
- g. The advantages of relocating to the Philips Park site is that SOMO would not need to annex the existing Boone County site for sewer connections, nor plan for any stream or tree preservation. SOMO would also not have to dedicate any future right of way for neighborhood collector streets at time of platting.
- i. If SOMO were to build on the property in Boone County, the property would have to be annexed into Columbia (\$250 Planning Fee) in order to obtain City sanitary sewer service. The property would also have to be platted (\$400 +

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\$10/lot Planning Fee). Approximately 15% of the property would have to be dedicated as a stream buffer and 25% of the existing climax forest on the property would have to be maintained. This decreases the usable property somewhat.

Note: The stream buffer and climax forest can overlap.

- ii. Since the current property is located adjacent to two future neighborhood collectors (Bonne Femme Church and Ponderosa) SOMO would also be required to dedicate right of way at the time of platting. Neighborhood collectors are typically a 60 foot cross section so the new property line would typically be 30 feet from the existing center line of each roadway.
 - h. Additional Funds for SOMO Construction. After evaluating the financial assistance that is available for construction of SOMO related fields and amenities, city staff believes that at least \$10,000-\$15,000 per year will be available for SOMO. Many of these are restricted funding programs and only available for a period of 3-4 years. However, staff feels confident that this assistance may be obtained.
5. Determine site development costs
- a. An integral part of Columbia's strong economy is a city government that offers support to citizens and businesses in a variety of ways. The proposed Columbia site will have access to all of the benefits of being an official City of Columbia resident, business and organization, including but not limited to; access to city utilities, police and fire protection, and the support of numerous city departments including Convention and Visitors Bureau, Parks & Recreation, Community Development, and others. These city services combined with an engaged and enthusiastic community make Columbia ideal when establishing a new facility.
 - b. The City of Columbia has a standard fee structure for development. These fees are determined based on final construction plans. However, to determine an estimate for site development costs, staff has prepared the following based on the proposed building size as shown in SOMO's request for proposals.
 - c. Estimate of Site Development Costs
 - i. Valuation = 44,000 square feet x \$153.37/square foot = \$674,828.00 (used to calculate the building permit fee only)
 - ii. Building Permit Fee = \$674,828.00/\$2.25 per thousand = \$1,516.50
 - iii. Plan Review Fee = 50% of Building Permit = \$758.25
 - iv. Development Fee = \$0.50/square foot = \$22,000.00
 - v. Storm water Development Fee = \$0.195/square foot = \$8,580.00
 - vi. Sewer Utility Connection Fee (1-inch meter) = \$3,000.00
 - vii. Water Meter Fee = \$300
 - viii. Water System Equity Charge = \$576
 - ix. 4" Water Tap Fee = \$750
 - x. Land Disturbance Permit = \$0 (Savings of \$200 since on City property)
 - xi. Right of Way Permit = \$0 (Savings of \$50 since on City property)Approximate Fee Total = \$37,480.75
 - d. The City's Community Development division will assign a project manager to work with SOMO and/or their designee on the process of getting all required building permits.
 - e. The annual maintenance for the outdoor grounds, roads, parking lots, and landscaping offered in this proposal along with the utility access assistance easily offsets the site development costs.

SOMO Board Questions regarding Training for Life Campus Columbia Response

In closing, we believe that SOMO would find an excellent home in the city of Columbia. Columbia is a great place to live, work, and visit for many reasons. We have an excellent school system, state-of-the-art healthcare facilities, entertainment opportunities galore, low cost of living, a clean environment, an engaged community and much more. The book *50 Fabulous Places to Raise Your Family* has this to say: "Columbia is a fast-growing city, valued for its highly educated work force, low cost of living, favorable government attitude toward business, award-winning schools and nationally recognized quality of life."

Columbia was named the "Best Performing Small City" in the Milken Institute's 2013 report on the best-performing cities in the United States, earning the number one ranking with its strong mix of high tech jobs, ability to weather the recession and ability to continue job growth during difficult economic times. Columbia's status in that arena has been cemented with the openings of a variety of new businesses in recent years, including Bio Pharma Services, Beyond Meat and Nanova Biomedicals.

Additionally, the city is home to the University of Missouri (Mizzou), the flagship campus of the University of Missouri System, and two private colleges, Stephens College and Columbia College. Moberly Area Community College has a campus presence in Columbia, as well as, William Woods University, Central Methodist University and Bryan College, making Columbia an high quality educational hub and a fantastic resource for research, information and volunteers.

Of course, there's always more! Time and time again, potential residents and visitors are delightfully surprised by what Columbia has to offer. From picturesque parks and clever cuisine to amazing art and superb shopping, they find that Columbia is 'more than a college town' and 'surprisingly sophisticated.' We like to think of Columbia as a cool neighborhood in a big city, with a young vibe, an active buzz and an engaged community. We're also a friendly and welcoming place, with a thriving downtown and an abundance of cultural opportunities.

As you evaluate this important decision, please consider the long term benefits of not just being in a vibrant, progressive and growing city, but the tangible benefits of having an office and Training for Life Campus located within a beautiful park with easy access to hotels, shops and restaurants. All of these factors prove that Special Olympics Missouri and Columbia would make great partners!

December 20, 2014

Mike Griggs
Director
City of Columbia
Parks and Recreation Department

Mike:

I'm writing in support of Columbia's efforts to assist Missouri Special Olympics in their efforts to construct new facilities in our community utilizing Missouri Income Tax Credits.

As the former Chairman of the Lyceum Theatre I'd like to pass on how The Arrow Rock Lyceum Theatre has used tax credits to complete two major building projects over the years as I believe this information will be extremely beneficial.

The Lyceum utilized tax credits to build the Theatre as it is today a professional theatre with a capacity of a bit over 400 in a town of nearly 60 residents. Our theatre attracts nearly 25,000 theatre goers annually to this tiny town. That project consisted of a new auditorium, stage and backstage dressing rooms, general offices, greatly expanded restrooms and more! The Theatre also utilized tax credits to construct "Hotel Lyceum" which is a dormitory building much like a super eight motel and a "general purpose building" that houses the kitchen, "family room", and laundry facilities. These two buildings totaled over a million dollar construction project and the theatre project was a substantially larger more expensive project.

By taking advantage of our access to tax credits I went to various construction materials suppliers and presented the financial advantages of donating materials to our projects. By doing so the theatre was able to get most of the construction materials from concrete to finished floor coverings at or well below the supplier's actual cost! The general contractor also provided a substantial discount on his services in exchange for tax credits.

I offer this information simply to let you know that the construction products and services community in Columbia is well informed of the advantages of assisting with projects utilizing these tax credits. I am extremely confident that we can leverage this knowledge and these well established relationships to achieve substantial construction cost savings in the range of 25 to 35 percent for the Missouri Special Olympics project in Columbia/Boone County.

Please don't hesitate to let me know if I can further assist the team with this great project!

Sincerely

A handwritten signature in black ink, appearing to read "Dave Griggs", with a stylized, cursive script.

David R. (Dave) Griggs